

---

## **PLAN ALTERNATIVES**

---

The formulation of the Plan involved the analysis of several community planning options related to residential densities and commercial land use locations. The key variables considered were recommended density ranges, especially for the low-density areas, and density limitations for portions of the properties located in the Hillside Review (HR) Overlay Zone areas.

### **ALTERNATIVE A – 1978 PLAN**

#### **Residential**

This alternative would continue the pattern of the existing land use plan (1978 community plan). The plan recommended higher residential density ranges overall, with no density restrictions on HR areas. The Low-Density Residential designation allowed zero-six dwelling units per acre (R-1-5000 zoning). The Low-Medium-Density Residential designation allowed seven to 11 dwelling units per acre (R-3000 zoning). The Medium-Density Residential designation allowed 12-30 dwelling units per acre (R-1500 zoning). The 1978 Plan also allowed 15 dwelling units per acre for any project developed through the Planned Residential Development (PRD) process. This alternative would permit a total community buildout of between 17,500 and 18,000 dwelling units.

#### **Commercial**

This alternative would continue the pattern of the existing land use plan (1978 community plan). The plan recommended approximately 124 acres of neighborhood, community and general commercial land. The existing plan recommended an adequate supply of commercial land but failed to reserve it exclusively for commercial use. As a result, over 600 condominium and apartment units were constructed on commercial acreage. Design guidelines were recommended for commercial development, but no effective means of implementing these were specified.

### **ALTERNATIVE B – REDUCED DENSITY/HILLSIDE REVIEW DENSITY LIMITATION**

#### **Residential**

This residential alternative includes reductions in residential densities throughout the planning area. The most significant reduction limits the permitted density in Hillside Review areas to one dwelling unit per acre. Additionally, the low-density residential designation is recommended for a reduced range of one to five dwelling units per acre, with a corresponding zone of R-1-8000. The maximum density allowed for the Medium-Density designation has been reduced to 22 dwelling units per acre. The density originally allowed through the PRD process (15 dwelling units per acre) is excluded.

This alternative provides the community with future residential development that is more sensitive to the topography, with emphasis placed on larger lot sizes (8,000 square feet) in single-family residential projects. This alternative permits a total community buildout of approximately 15,800 dwelling units.

## **Commercial**

This commercial alternative includes the retention of existing commercially designated property exclusively for commercial development, and the addition of 12 acres of neighborhood commercial property. The alternative requires all new commercial development to minimize impacts to adjacent residential development. This alternative designates individual commercial centers distributed throughout the community providing adequate and convenient commercial services proximate to all neighborhoods.

### **ALTERNATIVE C – VERY LOW-DENSITY/NO HILLSIDE REVIEW DENSITY LIMITATION**

#### **Residential**

This residential alternative includes adding a very low-density designation of one to three units per acre, and a low-density designation of four to six units per acre. This alternative does not include a HR Overlay Zone density limitation. The very low range (1-3 DU/ACRE) could be applied to those portions of the community which are characterized by flatter developable areas surrounded by or adjacent to open space areas with very steep slopes. The low-density range (4-6 DU/ACRE) could be applied to those portions of the community with flatter developable areas surrounded by existing residential development on 5,000-square-foot lots. This alternative would permit a community buildout of between 17,000 and 17,500 homes.

### **ALTERNATIVE D – VERY LOW-DENSITY/HILLSIDE REVIEW DENSITY LIMITATION**

#### **Residential**

This residential alternative includes adding a very low-density designation of one to three units per acre, and a HR Overlay Zone density limitation of one unit per acre. The very low- and low-density ranges would be applied to the same areas as described in Alternative C; however, on residential areas covered by the HR Overlay Zone, a density of only one unit per acre would be allowed. This alternative was the most restrictive variation analyzed and would permit a community buildout of between 14,500 and 15,000 homes.

Under Alternatives C and D, the commercial designations and other Plan recommendations would be identical to those in Alternative B.

### **RECOMMENDED ALTERNATIVE – ALTERNATIVE B**

The recommended alternative is Alternative B. This alternative includes reductions in residential densities throughout the planning area and represents a compromise between the less restrictive Alternatives A and C, and the more restrictive Alternative D (see **Table 2**). Alternative B allows residential development to occur at densities that relate more closely to the carrying capacity of the land (retention of existing natural landform), provides each neighborhood with easy access to commercial facilities thereby reducing vehicle trips, and requires public facilities and services to be constructed as needed as described in the Peñasquitos East Public Facilities Financing Plan and Facilities Benefit Assessment.

**TABLE 2**  
**COMMUNITY PLAN ALTERNATIVES**

<b>ALTERNATIVES</b>	<b>A</b>	<b>B*</b>	<b>C</b>	<b>D</b>
H.R. Density Limitation	N/A	1**	N/A	1**
Very Low-Density	N/A	1**(HR)	1-3**	1-3**
Low-Density	1-6**	1-5**	4-6**	4-6**
Low-Medium Density	7-11**	5-10**	5-10**	5-10**
Medium Density	12-30**	10-22**	10-22**	10-22**
PRD Bonus	15**	N/A	N/A	N/A
Buildout Projection (Dwelling Units)	17,500 to 18,000	15,500 to 16,500	17,000 to 17,500	14,500 to 15,000

\*Recommended Alternative

N/A=Not Applicable

\*\*DU/DA = Dwelling Unites per Developable Acre.